

THE HARRY TURNER ALMSHOUSES TRUST

Trustees' report and accounts
For the year ended 5 April 2025

THE HARRY TURNER ALMSHOUSES TRUST

Trustees' Annual Report
For the year ended 5 April 2025

Contents	Page
Trustees' report	
1 REFERENCE AND ADMINISTRATIVE DETAILS	1
2 STRUCTURE, GOVERNANCE AND MANAGEMENT	2
3 OBJECTIVES AND ACTIVITIES	2
4 FINANCIAL REVIEW	2
5 TRUSTEES' RESPONSIBILITIES	3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the accounts	7 - 9

Trustees' Annual Report For the year ended 5 April 2025

The Trustees present their Annual Report together with the accounts of the charity for the year ended 5 April 2025. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the Annual Report and accounts of the Charity.

1 REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	L Podmore - Chairman Mrs C Woulds M G Garrett Ms V Saunders (resigned 1 December 2024) Mrs A Sullivan K Podmore M Daglish Mrs D Bennett
Principal Address	c / o Xeinadin 100 Barbirolli Square Manchester M2 3BD
Principal Banker	HSBC 2 - 4 St Ann's Square Manchester M2 7HD
Independent Examiner	Alison Cornes FCA c/o Barlow Andrews LLP Carlyle House 78 Chorley New Road Bolton Lancs BL1 4BY
Solicitors	Chafes Hague Lambert 2-4 Primrose Avenue Urmston Manchester M41 0TY
Charity Number	235910

Trustees' Annual Report
For the year ended 5 April 2025

2 STRUCTURE, GOVERNANCE AND MANAGEMENT

Legal Structure

The Trust was created by Deed on 22 November 1929, Charity Number 235910. The charity funds were provided from the estate of Harry Turner, deceased, who died on 2 March 1929. A new trust deed was adopted on 10 August 1999 (the 'Deed').

Election of trustees

The election of trustees is governed by the Deed.

Management

The affairs of the Charity are administered by the Trustees. The day-to-day management and administration of the Trust is undertaken by the Trustee with the appropriate specific knowledge and skills.

Public benefit

The Trustees believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Risk policy

The trustees consider the risks to which the charity is exposed and have taken appropriate steps to minimise these.

3 OBJECTIVES AND ACTIVITIES

The Trust Fund shall be applied in the erection and maintenance of almshouses for persons eligible for occupancy. Eligibility is strictly defined by the Deed.

The charity provides comparable category 1 housing for the elderly and needy in compliance with the trust deed. The trustees consider that they are relieving poverty and providing a public benefit in compliance with the Charities Act 2011.

4 FINANCIAL REVIEW

Results for the year

The results for the year ended 5 April 2025 are summarised as follows :

	2025	2024
	£	£
Gross income	181,949	189,650
Charitable activities (excluding quinquennial works)	(185,925)	(175,359)
Net income (expenditure) for the year	(3,976)	14,291

There is a continuous programme of modernisation and upgrading of the existing stock of almshouses with expenditure of £107,930 incurred during the year (2024 : £98,637) in this respect. Further modernisation is currently being undertaken and a rolling programme will continue into future years.

Reserves policy

The policy of the trustees is to hold sufficient reserves to enable them to maintain and develop the stock of almshouses. At 5 April 2025 total reserves amounted to £1,922,662 (2024: £1,926,638). This includes an endowment fund of £485,000 (2024: £485,000) and a designated fund of £120,000 (2024: £120,000). The designated fund has been set up to cover future quinquennial works.

Trustees' Annual Report
For the year ended 5 April 2025

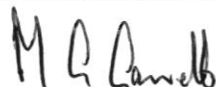
5 TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for the preparation of financial statements for each financial year which give a true and fair view of the Charity's incoming resources and application of resources during the year and of its state of affairs at the end of the year. In preparing those accounts, the Trustees are required to :

- select suitable accounting policies and then apply them consistently
- make judgments and estimates that are reasonable and prudent
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The responsibilities of the Trustees include keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011. The Trustees are also responsible for safeguarding the Charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and breaches of law and regulations.

We approve the trustees' report and the accounts, as set out on pages 5 to 9, and confirm that we have made available all relevant records and information for their preparation.



M G GARRETT



L PODMORE

Date : 13.01.2026

I report to the trustees on my examination of the accounts of the The Harry Turner Almshouses Trust (the Trust) for the year ended 5 April 2025, which are set out on pages 5 to 9.

This report is made solely to the charity's trustees, as a body, in accordance with section 154 of the Charities Act 2011. My independent examiner's work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity, the charity's members as a body and the charity's trustees as a body for my independent examiner's work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached

13 January 2026

Alison Cornes FCA
BARLOW ANDREWS LLP
Carlyle House
78 Chorley New Road
Bolton, BL1 4BY

Statement of Financial Activities
For the year ended 5 April 2025

	Note	2025 £	2024 £
INCOME AND ENDOWMENTS			
Income from charitable activities			
- Licence fee income		181,135	189,194
- Other income		357	-
Investment income - bank interest		457	456
Total income		181,949	189,650
EXPENDITURE			
Charitable activities			
Property costs			
- Water rates		13,368	12,033
- Repairs and modernisation of property		107,930	98,637
- Insurance		5,312	5,209
- Warden Service		6,856	5,847
- Depreciation		4,352	16,883
Other expenses			
- Professional fees		9,400	9,400
- Legal services		4,800	5,100
- Bank charges		73	77
- Subscriptions		747	682
- Sundries		572	35
- Gifts to residents		-	500
Governance costs			
- Trustees' administration fees	6	25,700	14,300
- Professional fees		5,000	5,000
- Independent examiners fee	3	1,815	1,656
Total expenditure		185,925	175,359
Net income (expenditure) / movement in funds		(3,976)	14,291
At 6 April 2024		1,926,638	1,912,347
At 5 April 2025	5	1,922,662	1,926,638

All income and expenditure for both the current and preceding year are unrestricted.

Balance Sheet
At 5 April 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	4	1,495,638	1,499,990
Current assets			
Sundry debtors		1,704	1,337
Cash at bank		465,758	452,171
		467,462	453,508
Creditors : amounts falling due within one year			
Accrued expenses		(40,438)	(26,860)
Net current assets		427,024	426,648
Net assets		1,922,662	1,926,638
Funds	5		
Permanent endowment funds		485,000	485,000
Unrestricted funds			
- General funds		1,317,662	1,321,638
- Designated funds		120,000	120,000
Total funds		1,922,662	1,926,638

These accounts were approved by the trustees and signed on their behalf by:



M G GARRETT



L PODMORE

Date : 13.01.2026

Notes to the accounts
For the year ended 5 April 2025

1 General information

The Harry Turner Almshouses Trust was created by Deed on 22 November 1929, Charity Number 235910. The charity funds were provided from the estate of Harry Turner, deceased, who died on 2 March 1929. A new trust deed was adopted on 10 August 1999 (the 'Deed'). The principal address from which the charity is administered is 100 Barbirolli Square, Manchester, M2 3BD.

The charity's operations and principal activity are the provision of comparable category 1 housing for the elderly and needy in compliance with the trust deed.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

2 Accounting policies**i. Basis of accounting**

The accounts are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The accounts are prepared in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these accounts are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

ii. Income

License fee income receivable from Almhouse residents is recognised as income from charitable activities.

Income is recognised on an accruals basis, provided that the amount can be measured reliably and it is probable that the economic benefits will be received by the charity.

Licence fee income is credited to unrestricted funds, as it is applied towards the ongoing provision, maintenance, and management of the Almshouses in furtherance of the charity's objects.

iii. Expenditure

Directly attributable expenditure on costs are charged to direct charitable expenditure; indirect expenditure is allocated to the headings of that activity.

iv. Fixed assets and depreciation

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation less the estimated residual value on a straight line basis over the expected useful life.

Almshouses

The Almhouse properties are held for charitable purposes and are included in the balance sheet at cost/valuation. No depreciation has been charged on the Almshouses as it is considered that the property is maintained to such a standard that no diminution in value has taken place and any depreciation would be immaterial because of the high estimated residual value.

The property is reviewed annually for indicators of impairment, and any impairment loss is recognised in the Statement of Financial Activities where applicable.

The cost of major improvements to the Almshouses is capitalised.

Depreciation has been provided at the following rates :

Improvements to Almshouses - straight line basis at the rate of 10% per annum.

v. Repairs and modernisation of property

There is a continuing rolling programme of repairs and modernisation of the properties. The trustees will only sanction this work when they are satisfied that the trust has sufficient available cash resources to cover these costs. On this basis, all expenditure in respect of repairs and modernisation is accounted for on a cash paid basis as the trustees consider that this is the most appropriate in the circumstances.

Notes to the accounts (continued)
For the year ended 5 April 2025

2 Accounting policies (continued)

vi. Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

vii. Fund accounting

Unrestricted funds comprise accumulated surpluses and deficits that are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. There is a quinquennial review of all the properties which can identify significant expenditure. The trustees believe that it is appropriate to designate funds to cover this cost and will allocate part of the retained surplus to cover these. Actual costs incurred as a result of the quinquennial review will be allocated against this fund to the extent that there are available funds to cover it.

Permanent endowment funds represent the permanent funds of the charity.

viii. Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

3 Independent examiner

The fee paid to the independent examiner amounted to £1,815 (2024: £1,656) plus value added tax.

4 Tangible fixed assets

	Almshouses £	Improvements to Almshouses £	Total £
Cost / valuation			
At 6 April 2024	1,490,473	315,561	1,806,034
Additions	-	-	-
At 5 April 2025	1,490,473	315,561	1,806,034
At cost	1,005,473	315,561	1,321,034
At valuation - 10 October 1995	485,000	-	485,000
	1,490,473	315,561	1,806,034
Depreciation			
At 6 April 2024	-	306,044	306,044
Charge for the year	-	4,352	4,352
At 5 April 2025	-	310,396	310,396
Net book value			
At 5 April 2025	1,490,473	5,165	1,495,638
At 6 April 2024	1,490,473	9,517	1,499,990

The original cost of the Almshouses valued at £485,000 was £240,932

Notes to the accounts (continued)
For the year ended 5 April 2025

5	Funds - current year movement	2024 £	Net income £	Transfers £	2025 £
	Permanent endowment funds	485,000	-	-	485,000
	Unrestricted funds				
	General funds	1,321,638	(3,976)	-	1,317,662
	Designated funds	120,000	-	-	120,000
		1,441,638	(3,976)	-	1,437,662
	Total funds	1,926,638	(3,976)	-	1,922,662
	Funds - prior year movement	2023 £	Net income £	Transfers £	2024 £
	Permanent endowment funds	485,000	-	-	485,000
	Unrestricted funds				
	General funds	1,307,347	14,291	-	1,321,638
	Designated funds	120,000	-	-	120,000
		1,427,347	14,291	-	1,441,638
	Total funds	1,912,347	14,291	-	1,926,638

6 Transactions with trustees

The Scheme rules provide that any trustee who possesses special skills and knowledge required by the charity for its proper administration to make and be paid all reasonable charges for work of that nature done by him or her or his or her firm when instructed by the other trustees to act on behalf of the charity. The trustee must withdraw from any meeting of the trustees whilst his or her own instruction or remuneration or that of his or her firm is being discussed.

Mr M G Garrett is a partner in Xeinadin who provide the administration service to the trust. Charges amounted to £12,000 plus VAT (2024 - £12,000 plus VAT) during the year.

Mrs A Sullivan is a partner with Chafes Hague Lambert who provide the trust with legal services which amounted to £4,000 plus VAT (2024 - £4,250 plus VAT) during the year.

Mr M Daglish is a manager at Chadwick & Company. Fees are payable of £2,500 plus VAT (2024 - £1,500 plus VAT) in respect of services provided during the year.

Fees payable to the trustees during the year was as follows:

	2025 £	2024 £
Mrs C Woulds	3,000	1,500
Ms V Saunders	1,500	1,500
Mr L Podmore	6,500	5,000
Mr K Podmore	3,000	1,500
Mrs D Bennett	3,000	1,500

7	Financial instruments	2025 £	2024 £
	Carrying amount of financial liabilities Measured at amortised cost	40,438	26,860